



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, November 22, 2011
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Charlotte Bartzack, Arlene Norris, Doug Cooper and Larry Johnson.

Michele Wood represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, November 22, 2011 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **VARIANCE** – Kenneth West, 115 Kings Bay Road, Kingsland, GA, on behalf of Michael Fatula, requests a side yard variance on the east property line of 5'-0" (15'-0" Required, 10'-0" Requested) for the construction of a new house at 829 W. Riverview Drive. The property is zoned R-1, Tax Parcel 135-078C.

Ken West presented the request to the Planning Commission on behalf of the property owner. Brad Fewox, adjoining property owner at 827 E. Riverview Drive, addressed the Planning Commission and stated he had no issues with the variance being issued. Jeff Foster, AKM Surveying, answered questions to the Planning Commission regarding fire protection access and placement of the proposed home. There were no other comments or questions from the public.

2. **VARIANCE** – Theresa Whitlock, 704 W. Hall Street, St. Marys, GA, requests a front yard variance of 7'-3" (Required, 25'-0", 17'-9" Requested) for a covered front porch at 704 W. Hall Street, Tax Parcel S32-01-001. The property is zoned R-1.

Theresa Whitlock presented her request to the Planning Commission stating at the closing for the purchase of this property it was discovered that the front porch was constructed within the 25' front yard setback. The site plan submitted with the original building permit of the home showed the porch not built within the setbacks. Due to a mistake made by the Building Department in overlooking the setback error, the Planning Department requested the applicant to submit a variance request to prevent possible future problems if the property should be sold. There were no comments or questions from the public.

Motion to Adjourn Public Hearing - Motion was made by Charlotte Bartzack to adjourn the Public Hearing. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of October 26, 2011 Meeting –Doug Cooper made a motion to approve the minutes as submitted. Arlene Norris seconded the motion. All were in favor.

Old Business - None

New Business

1. **VARIANCE** – Kenneth West, 115 Kings Bay Road, Kingsland, GA, on behalf of Michael Fatula, requests a side yard variance on the east property line of 5'-0" (15'-0" Required, 10'-0" Requested) for the construction of a new house at 829 W. Riverview Drive. The property is zoned R-1, Tax Parcel 135-078C.

Charlotte Bartzack made a motion to approve the request as presented. Second by Doug Cooper. Voting was unanimous in favor of the motion.

2. **VARIANCE:** Edward Nuzum, 20 Marchi Drive, St. Marys, GA 31558 is requesting a variance to replace a dilapidated manufactured home located at 300 Miller Drive, in R-1 zoning, with a new manufactured home.

Charlotte Bartzack made a motion to approve the request as presented. Second by Arlene Norris. Voting was unanimous in favor of the motion.

Granting Audience to the Public: No Comments.

Discussion:

- *Zoning Ordinance – The Planning Commission requested the revision of the Zoning Ordinance be submitted for review at the February Planning Commission meeting.*

Motion to Adjourn Regular Meeting – *Charlotte Bartzack made a motion to adjourn the regular meeting. Arlene Norris seconded the motion. Voting was unanimous in favor of the motion. The meeting adjourned at 6:15 PM.*